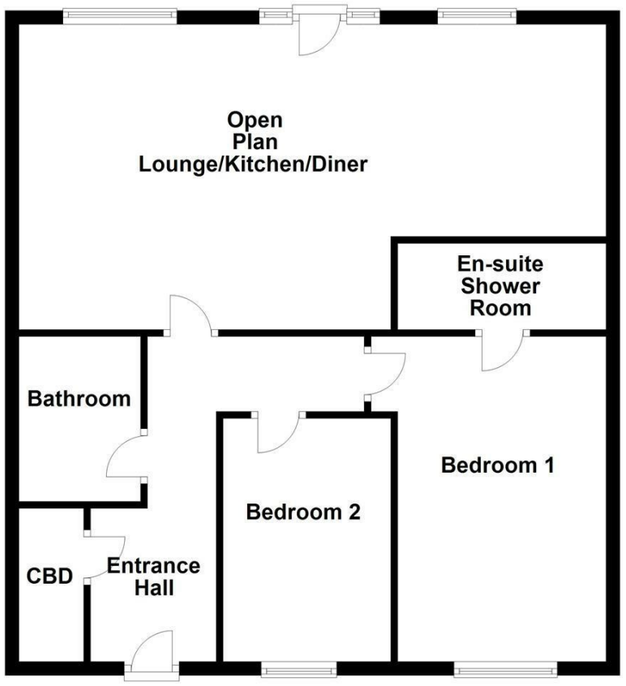
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

## Ground Floor



# 6 Portland Gate St. Johns North, Wakefield, WF1 3QE

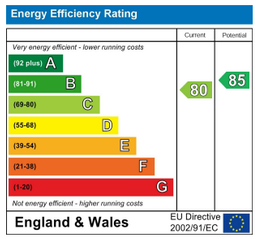
## For Sale Leasehold £175,000

Situated in the sought after location of St Johns, only a short distance from Wakefield city centre is this two bedroom second floor apartment with well proportioned rooms, a good finish throughout and close proximity to transport links and Wakefield city centre.

The accommodation briefly comprises entrance hall with storage cupboard, bathroom/w.c., open plan lounge/kitchen/diner, bedroom one with en suite shower room and a further bedroom two. Outside there is a small balcony to the front and an allocated parking space.

St Johns is a popular area with very good schools nearby and great access to the M1 motorway, Westgate train station, Wakefield bus station and the city centre.

This property would make an ideal purchase for a range of buyers as its aptly placed for local amenities such as pubs, shops and schools. Only a full internal inspection will show what the property has to offer.




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

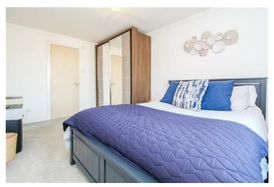
## ACCOMMODATION

### ENTRANCE HALL
Entrance door, access to storage cupboard, bedroom, two bedrooms and open plan lounge/kitchen diner. Coving to the ceiling and storage heater.

### BATHROOM
5'6" x 7'9" (1.7m x 2.38m)
Coving to the ceiling, LED spotlighting, extractor fan, storage heater, low flush w.c., ceramic wash basin on a storage unit with mixer tap above, bath with mixer tap and shower head attachment as well as an overhead shower and shower screen. Fully tiled, shaver socket.

### OPEN PLAN LOUNGE/KITCHEN/DINER
28'1" x 14'6" max x 10'4" min (8.58m x 4.43m max x 3.17 min)
Two double glazed windows to the rear, coving to the ceiling. The kitchen area has a range of modern wall and base units with laminate work surface over, stainless steel double sink and drainer with mixer tap, tiled splashback, integrated oven and integrated four ring electric hob, integrated dishwasher, undercounter integrated fridge and freezer, double glazed door leading to small balcony.

### BEDROOM ONE
9'7" x 15'5" max x 3'6" (2.93m x 4.72m max x 1.09m)
Coving to the ceiling, double glazed window to the front, further storage heater, door leading to the en suite shower room/w.c.



### EN SUITE SHOWER ROOM/W.C.
3'8" x 9'9" (1.14m x 2.99m)
Storage heater, LED spotlighting to the ceiling and extractor fan, coving, concealed cistern, low flush w.c., wash basin with mixer tap, shower cubicle with overhead shower, fully tiled.

### BEDROOM TWO
11'6" x 8'5" (3.53m x 2.57m)
Double glazed window to the front, storage heater, coving to the ceiling.

### OUTSIDE
An allocated parking space.

### LEASEHOLD
The service charge is £2153 (pa) and ground rent £200 (pa). The remaining term of the lease is 980 years (2024). A copy of the lease is held on our file at the Wakefield office.

### EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

### COUNCIL TAX BAND
The council tax band for this property is TBC.

### FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.